



13a Harwich Road, Colchester

£1,200 pcm

A Two bedroom family home located within walking distance of local shops, the City Centre and Hythe Railway Station. The accommodation consists of a modern kitchen/dining room, a good sized living room, two double bedrooms, family bathroom and ensuite shower room. Available End of April. Unfurnished.

Entrance/Hallway

With stairs rising to first floor landing. Under stairs storage cupboard. Doors to:

Kitchen/Diner

12' 3" x 7' 9" (3.73m x 2.36m)

A modern fitted kitchen with stainless steel sink and drainer unit inset into rolled edge work surface with cupboards and drawers under. Matching eye level wall mounted units. Integrated four ring gas hob with stainless steel extractor hood over, single electric oven under. Integrated fridge/freezer. Double glazed window to front aspect.

Living Room

14' 5" x 12' 0" (4.39m x 3.66m)

With double glazed French patio doors opening to rear garden.

Landing

With doors to:

Bedroom One

14' 5" x 11' 2" (4.39m x 3.40m)

A double bedroom with window to rear aspect. Radiator. Door leading to:

En-Suite

A white suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side aspect.



Bedroom Two

12' 2" x 7' 10" (3.71m x 2.39m)

A double bedroom with window to side aspect.

Bathroom

A white suite comprising low level WC, pedestal wash hand basin and panel bath with shower attachment. Window to front aspect.

Tenancy Information

The rent is exclusive of utilities and council tax. Minimum term: 12 months *Deposit: £1,384.00 Council Tax Band: C Availability: End Of April EPC Rating: C No Pets Non Smokers

Viewings

Strictly by prior appointment with the Letting Agent. If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

